



- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Double Bay Fronted**
- **Close To Local Amenities**
- **Kitchen With Built Appliances**

- **Three Bedroom Semi Detached Home**
- **South-West Facing Garden**
- **Cul-De-Sac**
- **Separate Shower And Bath**
- **Driveway & Garage**

Offered to the market with NO ONWARD CHAIN, this delightful three-bedroom semi-detached home on Dennon Park, situated at the bottom of a peaceful cul-de-sac in Whitchurch, enjoys an ideal location that combines tranquility with convenience. Its close proximity to local schools, shops, bus routes, and essential amenities makes it a unique and appealing living opportunity.

As you approach the property, you are greeted by a driveway offering off-road parking and leading to a garage, ensuring ease of access for both residents and visitors. Upon entering, a welcoming entrance hallway sets a warm and inviting tone for the rest of the home.

The ground floor features a spacious bay-fronted lounge, providing ample space for relaxation and entertaining. Large windows flood the room with natural light, creating a bright and cheerful atmosphere. The adjacent dining room, perfect for family meals or social gatherings, connects seamlessly to the charming kitchen, offering functionality and convenience for daily living. This thoughtful layout enhances both practicality and flow throughout the ground floor.

Ascending to the first floor, you will find two generously sized bedrooms. The main bedroom, bay-fronted and complete with built-in wardrobes, exudes comfort and style. The second double bedroom is equally spacious, while the third single bedroom is ideal for use as a child's room or a home office. These bedrooms are served by a modern family bathroom, which includes a separate shower for added convenience.

Outside, the property boasts a good-sized south-west-facing rear garden, offering a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air. The garden provides ample potential for customization and landscaping, allowing new owners to create their perfect outdoor retreat.

This property represents an outstanding opportunity for prospective buyers to secure a charming family home in a highly desirable location.

Living Room 13'7" into recess x 12'0" (4.15 into recess x 3.66)

Dining Room 11'6" x 10'4" (3.52 x 3.16)

Kitchen 10'5" x 7'11" (3.18 x 2.43)

Bedroom One 10'4" into bay x 8'6" (3.17 into bay x 2.60)

Bedroom Two 10'4" x 9'4" (3.16 x 2.86)

Bedroom Three 8'5" x 8'3" max (2.57 x 2.53 max)

Bathroom 10'2" x 5'6" (3.12 x 1.70)

Tenure - Freehold

Council Tax Band - C

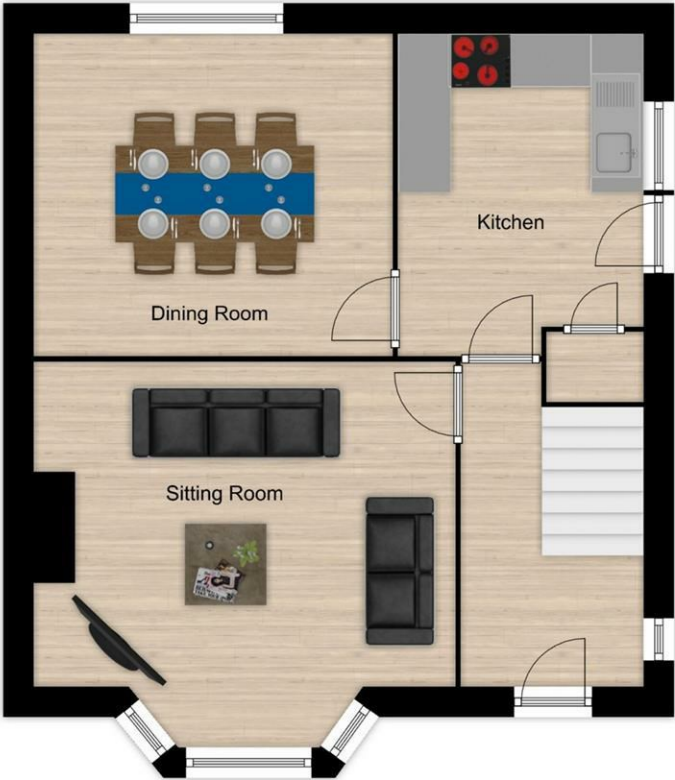
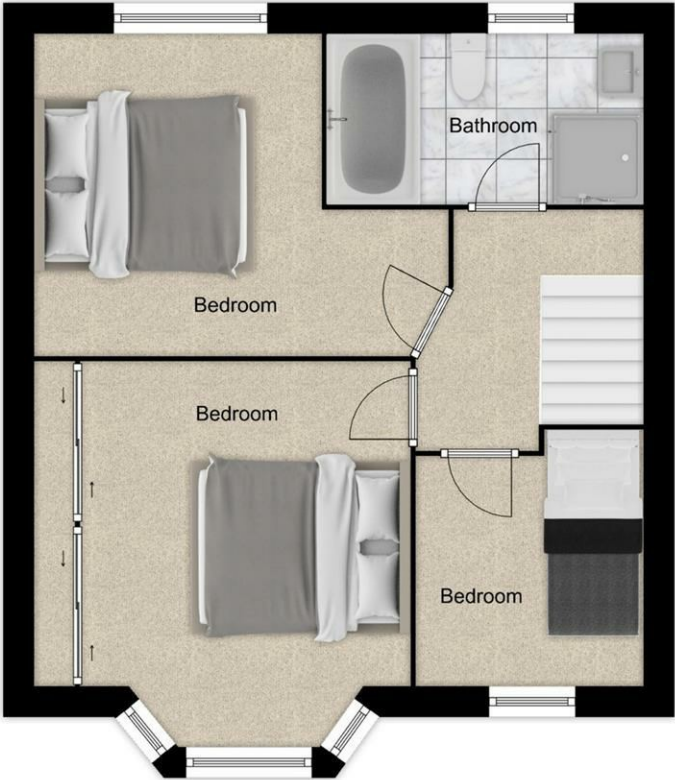




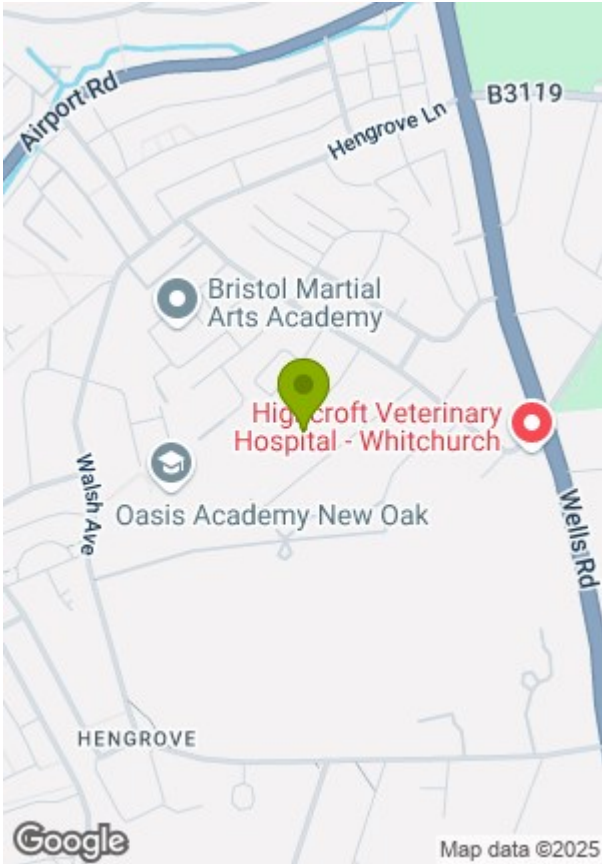








Bedroom



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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